REID & ROBERTS

INDEPENDENT ESTATE AGENTS



4 Mornington Crescent

Buckley, CH7 3DT

O.I.R.O £190,000

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Property Summary

Reid & Roberts Estate and Letting Agents are pleased to present this spacious two/three bedroom property, situated within the popular residential area of Drury, Buckley. Offering bright and airy accommodation, two generous reception rooms, a good sized enclosed rear garden and ample off road parking, this property presents a fantastic opportunity for buyers looking to create a home tailored to their own style. The ground floor comprises a welcoming entrance hallway, two spacious reception rooms offering flexibility for living and dining arrangements, a kitchen with direct access to the rear garden and a convenient downstairs WC. The layout also offers potential for reconfiguration, with the second reception room providing scope to create a larger kitchen and dining area, subject to any necessary consents. To the first floor are two generous double bedrooms, including a spacious main bedroom, alongside a versatile additional room suitable for use as a compact child's bedroom, nursery, home office or dressing room. A family bathroom completes the accommodation. Externally, the property benefits from a gravelled driveway providing comfortable parking for two vehicles, with potential space for a third smaller vehicle. The good sized enclosed rear garden features a lawn and paved patio area, ideal for outdoor seating, entertaining and family enjoyment. The property has already benefited from improvements, creating a bright, fresh and welcoming feel throughout. Whilst some finishing touches remain, it offers an excellent opportunity for buyers to add their own personal style without undertaking a full renovation. With generous room proportions and flexible accommodation, this home is ideally suited to first time buyers, young families and investors alike.Situated within the popular residential area of Drury, the property enjoys a convenient location close to local shops, schools and everyday amenities, with Buckley town centre just a short distance away. The nearby Buckley railway station provides useful transport connections, whilst excellent road links offer easy access to surrounding towns, Chester and beyond, making this an appealing location for families and commuters alike.

Accommodation Comprises

The property is approached via a generous gravelled driveway, providing comfortable off-road parking for two vehicles, with potential to accommodate a third smaller vehicle. An additional lawned garden area, bordered by established hedging to the side, adds greenery to the frontage and offers scope for further landscaping or personalisation.

Entrance Hallway

The property is entered via a composite front door, opening into a spacious L shaped entrance hallway which provides a welcoming introduction to the home. Offering access to the ground floor accommodation, the hallway benefits from a double panel radiator, wall mounted thermostat, smoke detector and central ceiling light point.

Lounge / Reception Room

A bright and versatile reception room positioned to the front of the property, enjoying plenty of natural light through a large UPVC double glazed window with side opening sections. This inviting space offers excellent flexibility and could be arranged as a comfortable lounge, cosy snug, children's playroom or additional sitting room, depending on individual requirements. Further features include a double-panel radiator, central ceiling light point and multiple electrical sockets.

Dining Room / Reception Room

A particularly spacious and versatile second reception room, offering excellent proportions and flexibility to accommodate a variety of living arrangements. Currently providing an ideal space for a generous family lounge or dining room, this room also presents exciting potential for buyers wishing to reconfigure the ground floor accommodation. The current owner had previously considered transforming this space into a larger kitchen, which could create a fantastic kitchen and dining area, subject to any necessary consents and alterations. The room benefits from UPVC double glazed windows to the side and rear elevations, allowing plenty of natural light, alongside laminate flooring, contemporary style vertical radiators and multiple electrical sockets. The electrical consumer unit is also located within this room.

Kitchen

The kitchen occupies an L shaped room and is currently fitted with a practical, single run of base units topped with wood effect work surfaces, incorporating a stainless steel sink and drainer with mixer tap. There is space and plumbing for a washing machine, whilst a wall mounted boiler provides the heating and hot water. A large UPVC double glazed window overlooking the rear garden allows an abundance of natural light into the room, whilst a separate UPVC door with frosted glazing provides direct access outside. Although relatively simply fitted, the kitchen offers excellent potential for buyers to modernise or redesign the space to suit their individual requirements, particularly when considering the flexibility offered by the adjoining ground floor accommodation.

Downstairs WC

A useful addition to the ground floor accommodation, the separate WC is fitted with a low level toilet and wash basin with mixer tap. The room also benefits from inset ceiling spotlights and a UPVC double-glazed window providing natural light and ventilation.

First Floor Accommodation

Landing

A wooden staircase rises to the first floor landing, where a UPVC double-glazed window to the side elevation allows natural light into the space. The landing provides access to all three bedrooms and the family bathroom, and features a smoke detector and central ceiling light point.

Bedroom One

A generously proportioned double bedroom positioned to the rear of the property, offering a comfortable and versatile space with ample room for bedroom furniture. The room has been freshly painted, providing a neutral starting point for a new owner to add their own style. Additional features include exposed wooden floorboards, a UPVC double-glazed window overlooking the rear garden, a double panel radiator, central ceiling light point and electrical sockets. A built in storage cupboard provides useful additional storage.

Main Bedroom

The main bedroom is a spacious and inviting double room situated to the front of the property, offering generous proportions with plenty of space to accommodate a double bed and additional bedroom furniture. A UPVC double glazed window allows natural light to fill the room, creating a bright and comfortable setting. Further features include exposed wooden floorboards, a double panel radiator, central ceiling light point and electrical sockets. The room provides an excellent opportunity for buyers to personalise the space and create a relaxing main bedroom to suit their individual taste.

Childrens Bedroom / Study

A bright and versatile additional room situated to the front of the property, offering flexibility for use as a compact child's bedroom, nursery, home office or dressing room. The room benefits from a UPVC double glazed window allowing plenty of natural light, laminate flooring, radiator, electrical sockets, central ceiling light point and loft access.

Family Bathroom

The family bathroom is fitted with a three piece suite comprising a panelled bath with shower over, wash basin and low-level WC. A frosted UPVC double-glazed window to the rear elevation provides privacy whilst allowing natural light into the room. Additional features include laminate flooring and a single panel radiator.

Rear Garden

To the rear of the property is a generously sized enclosed garden, offering a wonderful outdoor space with plenty of potential for families, keen gardeners or those who simply enjoy spending time outside. Predominantly laid to lawn, the garden also features a paved patio area, ideal for positioning outdoor furniture, enjoying summer barbecues or creating a relaxing seating area. A paved pathway extends through the garden, providing practical access across the outdoor space. The garden is enclosed by fencing, offering a degree of privacy, whilst a useful side gate provides convenient access between the front and rear of the property.

Council Tax Band - C

EPC Rating - C

Would you like to arrange a viewing?

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Mold office on 01352 700070. Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

Do You Have A Property To Sell?

Please call 01352 700070 and our staff will be happy to help with any advice you may need. We can arrange for Lauren Birch or Holly Peers to visit your property to give you an up to date market valuation free of charge with no obligation.

How To Make An Offer
Call a member of staff who can discuss your offer and pass it onto our client. Please note, we will want to qualify your offer for our client

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YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

Money Laundering
Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Misrepresentation Act
These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

Our Opening Hours
MONDAY - FRIDAY 9.00am - 5.30pm
SATURDAY 9.00am - 4.00pm

PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

Services
These particulars are provided as a general guide only. While we endeavour to ensure accuracy, they do not constitute or form part of any offer or contract, and no reliance should be placed on them as statements of fact. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith but should be independently verified. Services, systems and appliances have not been tested and no guarantee as to their operability or efficiency is given.

Tenure Information
We have been informed the tenure is freehold and the vendor's solicitors should confirm title.









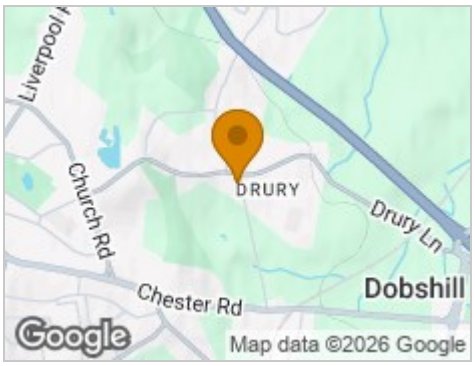
Road Map



Hybrid Map



Terrain Map



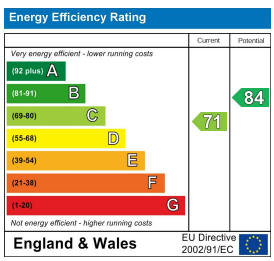
Floor Plan



Viewing

Please contact our Reid & Roberts - Mold Office on 01352 700070 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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